



ACCESSORY BUILDING REGULATIONS
121-500 Sq Ft

City of Rowlett
3901 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

PERMIT SUBMITTAL REQUIREMENT
RESIDENTIAL ONLY

Building Inspections Division – 972-412-6125
(9-25-2015)

Information needed for submittal:

- 1) One survey showing the following:
 - Show all platted setback lines and easements
 - Lot, block, street address, and subdivision information
 - Proposed location of the accessory building
 - Show distance between new building and property lines
 - Show existing structures on lot (house, shed, etc.)
- 2) Two (2) sets of plans (one electronic) with the following:
 - Building materials to be used and their building dimensions and height
 - Foundation plans, if a concrete slab is used
 - Elevation drawings of the proposed building
 - A detailed drawing or picture of the proposed building

Information required on permit:

- Construction address
- Property owner, address, and phone number
- General and Sub-Contractors (if any) addresses and phone numbers
- Project description
- Estimated value of accessory building
- Date and Signature of applicant

The permit fee is: \$30.00 per inspection and due at the time the permit is picked up

Requirements and Inspections:

(a) General Information.

1. Accessory buildings include storage buildings, detached garages, carports, gazebos, or any other structure that is not attached to the house.
2. Accessory buildings are not allowed to be used as additional living quarters.
3. Accessory buildings are not allowed to be constructed with metal.
4. Accessory buildings 120 square feet or less that will not have electricity, plumbing or HVAC do not require a building permit.
5. Accessory buildings 121-500 square feet require a permit. Additional restrictions are applied to structures over 500 sq. ft. including the requirement for a Special Use Permit. Please contact the Planning Division at (972) 412-6125 for additional information on the Special Use Permit requirements.
6. Height of the building will vary by subdivision and zoning districts but must not exceed the height of the house.
7. If the accessory building installation includes electricity, plumbing, or HVAC, it must be listed on the application.

(b) Setback Requirements

1. Minimum three (3) feet from side yard lot line; although may be three (3) feet from an interior side lot line when all parts of the accessory building is located more than ninety (90) feet behind the front lot line.
2. Minimum three (3) feet from rear yard lot line.

(c) Required Inspections

1. Framing
2. Electrical, mechanical, or plumbing – prior to cover-up, if applicable
3. Final